

**MINUTES
CHICOPEE MOBILEHOME RENT CONTROL BOARD
OCTOBER 3, 2011 @ 6:00 P.M.**

MEMBERS PRESENT

Robert Hopkins, Sharyn Riley, Ronald Lafond

ALSO PRESENT

Christine Lessing-Provost, Attorney to the Board
Chantal Paul, Secretary to the Board

OLD BUSINESS

Robert Hopkins: Motion to approve minutes of June 20, 2011

Ronald Lafond: I make a motion to approve minutes.

Sharyn Riley: I second the motion. *Motion passes unanimously.*

Robert Hopkins: The first agenda item is the request from Westover Trailer Park, Inc. On July 28, 2011 we received the letter of intention request for adjustment of rent and we are having this as the Initial Meeting tonight for Westover Trailer Park, Inc. Proto calls that I shall read the Rules of the City of Chicopee Mobilehome Rent Control Board.

Bob reads rules...

Any questions about the Rules? Now that we given them the Rules, I believe we need to determine the dates involved for the record. Tenants have until the close of business on December 2, 2011 get information into the office of City Hall to be considered as evidence. After that date, no evidence will be accepted. January 9, 2012 will be the hearing on the actual rent increase. Do you have any further business before us?

Robert Hopkins: Anyone here from Westover Trailer Park here tonight. No representation?

It's hearing will be January 9th. The tenants and/or their representatives have until December 2nd to get us any rebuttal. Moving on, the second park before us this evening is for S&M Bluebird, Inc. We received their proposal. They have certified that the tenants have been notified. So saying, we have a proposal before us. They are looking for an increase of \$13.00 per trailer site, resulting in monthly fees of \$229.00 and \$159.00 respectively and in their proposal they state that it's to offset cost increases in four expense categories; real estate tax, health insurance, vehicle gas and oil and water which occurred in their last rent proposal which was September 2009. Mr. Dugre, do you wish to comment on the proposal that you submitted?

Marc Dugre: This actually comes out to .68 per tenant per month but (inaudible) the breakdown for real estate taxes is \$10,723.00, health insurance is \$4,027.00, gas and oil \$5,306.00 and water \$4,173.00, payroll \$1,400.00 total cost \$25,629.00 and divide that by 170 lots and by 12 months a year comes out to \$13.00 per month increase.

Robert Hopkins: Any tenants from S&M Bluebird want to ask questions of Mr. Dugre?

Tenants: No response.

Robert Hopkins: Okay, then you have completed the presentation on behalf of the owners. Any tenants wish to speak from S&M Bluebird about the proposal? No, okay. We have not received any evidence in writing so, therefore, I would say we probably do not have any rebuttal testimony or do you have any questions of Mr. Dugre about the presentation?

Sharyn Riley: I have a question about one of your attachments. I was looking at the last time there was a request for a rent increase and gas and oil had actual invoices to Stan and Fran's and now it is different. Is it being paid by credit card now?

Marc Dugre: Yes, before (inaudible)...

Sharyn Riley: My question is seeing a credit card charge verses seeing an invoice that represents a gas purchase. We have no way of knowing that this is a gas purchase, do we?

Robert Hopkins: Yes, it just says Capital One Credit Card \$500, \$500, \$500...

Robert Hopkins: Alright, if we have nothing further, is there a motion to accept the proposal as submitted or do you feel anything needs to be reduced? It was very well documented. Going back to the original, we are looking at implementing \$13.00 per trailer site. Do we have a motion to accept the proposal of an increase of \$13.00 to make the monthly rentals of \$229.00 and \$159.00 respectively.

Ronald Lafond: I make a motion to accept.

Robert Hopkins: Motion made by Ron. Sharyn, do you second that?

Sharyn Riley I second the motion.

Robert Hopkins: Any discussion further required. *Motion passes unanimously.*

Robert Hopkins: Alright, very well, and on the motion to require them to come back no sooner than two years, do you want to make that rule or do you want them to come back sooner than that.

Ronald Lafond: No.

Robert Hopkins: Okay, so we will not make that rule then. Motion carries and that will be effective November...you may increase your rent by \$13.00 per month across the board effective November billing.

Christine Lessing Provost: They need a 30-day notice, December 1st.

Robert Hopkins: So actually, December 1st.

Any other business before the Board tonight. Our next meeting is scheduled for the 17th.

Sharyn Riley: I take it we received no response from the Mayor on additional members from the Mayor.

Robert Hopkins: I have emailed the Mayor twice and I have not received anything in return.

Motion to adjourn at 6:40 p.m.